

TRANSFER
TAX
PAIDWARRANTY DEED
Statutory Short Form

We, **STEPHEN J. LAUDER** of Waterville, County of Kennebec, State of Maine and **KATHY B. LAUDER** of Hermitage, County of Davidson, State of Tennessee, for consideration paid, grant and convey to **ROBERT MAHONEY** and **DEBORAH MAHONEY** of South Portland, County of Cumberland, State of Maine, whose mailing address is 792 Main Street, South Portland, ME 04106, as joint tenants, with Warranty Covenants, the real estate described as follows:

72-70-1

036003

Certain lots or parcels of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a point at the intersection of the easterly line of Main Street and the northerly line of a proposed street, said point being fifty (50) feet, more or less, northerly of Bernard and Doris Poulin's northwesterly corner; thence at right angles and in an easterly direction along the northerly line of said proposed street a distance of two hundred fifty (250) feet, more or less; thence at right angles and in a northerly direction a distance of one hundred ninety-seven (197) feet, more or less, to the northerly bound of land of the herein grantor; thence in a westerly direction along the northerly bound of the herein grantor to the northeast corner of land formerly of Lawrence Gullifer; thence in a southerly direction along the easterly line of said Gullifer a distance of seventy (70) feet, more or less, to said Gullifer's southeast corner; thence at a right angle and in a westerly direction along said Gullifer's southerly line a distance of one hundred fifty (150) feet, more or less, to the easterly line of Main Street; thence at a right angle and in a southerly direction along the easterly line of said Main Street a distance of two hundred (200) feet, more or less, to the point of beginning.

Meaning and intending to convey Lots 12, 13, and 15 as shown on "Plan of Lot Development on Upper Main Street, Ridge Road, Waterville, Maine" made for Merton Levine by Carl H. Crane, Registered Civil Engineer, July 7, 1955, and revised April 25, 1956, said plan not being recorded.

This conveyance is subject to the following restrictions which will be binding upon said grantee and all persons or entities claiming or holding under or through said grantee:

1. That said land shall be used only for residential purposes.
2. That no house for more than one family shall be built on said land, and any dwelling erected thereon shall cost no less than ten thousand dollars (\$10,000.00).
3. No building, including garages, shall be erected or placed on said land nearer to the lines of any street than twenty-eight (28) feet, and not nearer than fifteen (15) feet from any other boundary lines.
4. No animals, except household pets, to be kept on said premises.
5. No fence shall be erected on said premises unless approved by the herein grantor.
6. Only one dwelling is to be erected on each lot as shown on said plan.

Being the same premises conveyed to Stephen J. Lauder and Kathy B. Lauder by Warranty Deed from Nancy M. Joseph dated October 27, 2000, and recorded in the Kennebec County Registry of Deeds in Book 6334, Page 168. See also Divorce Abstract dated March 18, 2003, and recorded in the Kennebec County Registry of Deeds in Book 7313, Page 244, awarding the above described property to Stephen J. Lauder and Kathy B. Lauder as tenants in common.

D.M.A.

WITNESS our hands and seals this 26th day of September, 2003.

72-70-1

Signed, Sealed and Delivered
in the presence of:

Rlu
rlu

Stephen J. Lauder
Stephen J. Lauder

Kathy B. Lauder


By Stephen J. Lauder, POA
By Stephen J. Lauder under Power of
Attorney to be recorded in the Kennebec
County Registry of Deeds concurrent
herewith.

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: September 26, 2003

Then personally appeared the above named Stephen J. Lauder individually and as attorney in fact for the above named Kathy B. Lauder and acknowledged the foregoing instrument to be his free act and deed individually and in his said capacity and the free act and deed of said Kathy B. Lauder.

Before me,


 Notary Public
 Print **ROBERT M. MARDEN**
 Name: **Attorney at Law/Notary Public, Maine**
My Commission expires December 4, 2009.

RECEIVED KENNEBEC SS.

2003 OCT -1 AM 9:00

ATTEST: *Barry C. McHenry*
REGISTER OF DEEDS